



City of Mountain View

Minutes

Rental Housing Committee

Thursday, December 18, 2025

6:00 PM

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

1. CALL TO ORDER

The meeting was called to order at 6:02 p.m.

2. ROLL CALL

Present 5 - Alternate Mark Balch, Vice Chair Robert Cox, Member Edie Keating, Chair Kevin Ma, and Member Alex Brown

Absent 1 - Member Emily Staats Hislop

3. CONSENT CALENDAR

SPEAKING FROM THE FLOOR WITH COMMENTS:
No public comments received.

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

The motion carried by the following vote:

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

3.1 Minutes for the November 20, 2025, RHC Meeting

4. ORAL COMMUNICATIONS FROM THE PUBLIC

SPEAKING FROM THE FLOOR WITH COMMENTS:
No public comments received.

5. APPEAL HEARING

5.1 Appeal of Hearing Officer's Decision Re: Petition Nos. C24250042 and C24250043

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 Steve Welter

PRESENTATION AND ARGUMENTS BY RESPONDENT TENANT Wenjing Wang

REBUTTAL BY APPELLANT LANDLORD Steve Welter

REBUTTAL BY RESPONDENT TENANT Wenjing Wang

Mandarin Interpretation provided by Ivy Xu.

MOTION - MS - Cox/ Brown - To accept the Tentative Appeal Decision in its entirety.

The motion carried by the following vote:

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

6. NEW BUSINESS

6.1 Hearing Officer and Settlement Facilitator Remuneration

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION - MS - Brown/ Cox - To adopt fixed hourly rates of \$300 for Hearing Officers, \$175 for Paralegals, and \$125 for Settlement Conference Facilitators, effective January 1, 2026; and establish an annual cost-of-living adjustment (COLA) to be applied at the start of each fiscal year thereafter, unless otherwise adjusted by the Rental Housing Committee.

The motion carried by the following vote:

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

6.2 Amendments to CSFRA Regulations Chapter 13, Utility Charges

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION - MS - Brown/ Cox - To adopt amendments to the Community Stabilization and Fair Rent Act Regulations Chapter 13, Utility Charges.

The motion carried by the following vote:

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

7. COMMITTEE/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE REPORTS**7.1 Upcoming Workshops and Housing Help Center Dates**

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

7.2 Expected Future Agenda Items for RHC Meetings:

Chair Ma provided an update on future RHC agenda items.

Committee Member Brown wished everyone a Happy Holiday.

8. ADJOURNMENT - At 7:10 p.m., Chair Ma adjourned the meeting to the next RHC meeting to be held on Thursday, January 22, 2026 at 6:00 p.m. in the Council Chambers and via Video Conference.