



City of Mountain View

Minutes

Rental Housing Committee

Thursday, November 14, 2024

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 7:01 p.m.

2. ROLL CALL

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

Absent 1 - Member Guadalupe Rosas

Committee Member Balch left the meeting at 10:11 p.m. during the discussion section of agenda item 6.1, Evaluating the Efficacy of the City's Tenant Relocation Assistance Ordinance-Housing Element Program 3

3. CONSENT CALENDAR

Committee Member Cox pulled agenda item 3.3, Rent Stabilization Division FY 2024 25 Report through September 30, 2024, for discussion.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

3.1 Minutes for the October 24, 2024, RHC Meeting

3.2 Community Stabilization and Fair Rent Act and Mobile Home Rent Stabilization Ordinance Financial Expenditures for Fiscal Year 2024-25 through September 30, 2024

MOTION - MS - Ma/ Keating - To approve items 3.1 and 3.2 of the consent calendar.

The motion carried by the following vote:

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

3.3 Rent Stabilization Division FY 2024-25 Report through September 30, 2024

MOTION - MS - Cox/ Ma - To approve motion to approve item 3.3, Rent Stabilization Division FY 2024-25 Report through September 30, 2024.

The motion carried by the following vote:

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

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Mr. Kumgran expressed his concerns with the tenant petition process and how petition awards may affect small landlords.

Ms. Bindu encouraged the RHC to evaluate the efficacy of the CSFRA.

5. APPEAL HEARINGS

5.1 Appeal of Hearing Officer's Decision Re: Petition No. C23240043

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 - Manager, David Verbera / Owner, Tom Pothen

PRESENTATION AND ARGUMENTS BY RESPONDENT-TENANT - Charisse Turley

REBUTTAL BY APPELLANT-LANDLORD - Manager, David Verbera / Owner, Tom Pothen

REBUTTAL BY RESPONDENT-TENANT - Charisse Turley

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

The motion carried by the following vote:

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

5.2 Appeal of Hearing Officer's Decision Re: Petition No. C23240025

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

Mandarin language translations were provided.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

PRESENTATION AND ARGUMENTS BY APPELLANT-TENANT - Wenjing Wang

PRESENTATION AND ARGUMENTS BY RESPONDENT-LANDLORD - Steve Welter

REBUTTAL BY APPELLANT-TENANT - Wenjing Wang

REBUTTAL BY RESPONDENT-LANDLORD - Steve Welter

MOTION - MS - Balch/ Ma - To accept the Tentative Appeal Decision with a friendly amendment by Committee Member Cox to round the appeal award for the broken stove to the nearest 5th decimal place, resulting in a total rent refund of \$503.02.

The motion carried by the following vote:

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

Meeting went into recess at 9:03 p.m. and resumed at 9:11 p.m.

6. STUDY SESSION

6.1 Evaluating the Efficacy of the City’s Tenant Relocation Assistance Ordinance - Housing Element Program 3.2

Receive Rental Housing Committee input on options to increase the efficacy of the Tenant Relocation Assistance Ordinance in meeting antidisplacement goals as part of Program 3.2 in the City’s 2023-31 Housing Element.

Housing Department Director Chen presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

The RHC received a presentation and provided input on options to increase the efficacy of the City’s Tenant Relocation Assistance Ordinance in meeting antidisplacement goals as part of Program 3.2 in the City’s 2023-31 Housing Element.

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

7.1 Upcoming Workshops and Housing Help Center Dates

Analyst Kennedy presented a report and responded to questions.

7.2 Expected Future Agenda Items for RHC Meetings:

RHC Meeting Thursday December 12, 2024:

- Appeals
- MHRSO Review

Chair Brown provided an update on future RHC agenda items.

8. ADJOURNMENT - At 10:52 p.m., Chair Brown adjourned the meeting to the next regular RHC meeting to be held on Thursday, December 12, 2024 at 7:00 p.m. in the Council Chambers and via Video Conference.