CITY HALL
500 CASTRO STREET

City of Mountain View

Agenda

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)

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Section 54956.9)
Name of case: Mariel Bolhouse and Tim Larson v. Rental Housing Committee and City of Mountain View, et al. Santa Clara County Superior Court Case Number 18CV325875

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

3. CALL TO ORDER

4. ROLL CALL

Chair Evan Ortiz, Vice Chair Matthew Grunewald, Committee Members Vanessa Honey, Tom Means, Emily Ramos, Julian Pardo de Zela (alternate)

5. MINUTES APPROVAL

5.1 Approve the minutes for April 23, 2018 RHC Meeting

Recommendation: Copies of the minutes for the above-noted meeting have been delivered to Committee Members and copies are available at City Hall. If there are no corrections or additions, a motion is in order to approve these minutes.

Attachments: Minutes for April 23, 2018

6. ORAL COMMUNICATIONS FROM THE PUBLIC

This portion of the meeting is reserved for persons wishing to address the Committee on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Committee from acting on non-agenda items.

7. PUBLIC HEARING

8. UNFINISHED BUSINESS

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

Recommendation: Consider the potential options to address inflationary effects incurred prior to September 1, 2016.

Attachments:
- Staff Report
- ATT 1 - Draft Ch. 6.5 Regulations: Fair Return– Inflation Effects Prior to 9/1/16
- ATT 2 - Draft Ch. 8 Regulations: Tenant Hardship
- ATT 3 - Resolution adopting Draft Chapters 6.5 and 8
- ATT 4 - Draft 2016 AGA Resolution
- ATT 5 - April 23, 2018 Staff Report discussing the Draft 2016 AGA Resolution

9. NEW BUSINESS

9.1 Staffing Issues related to the Implementation of the CSFRA

Recommendation: Discuss issues related to staffing of the Rental Housing Committee (RHC) and efforts to implement the Community Stabilization and Fair Rent Act.

Attachments:
- Staff Report

9.2 Rental Housing Committee Fiscal Year 2018-19 Proposed Budget

Recommendation: That the Rental Housing Committee (RHC or Committee) review, discuss, and provide feedback to the Fiscal Year 2018-19 Proposed Budget for the RHC for the administration of the Community Stabilization and Fair Rent Act (CSFRA).

Attachments:
- Staff Report
- ATT 1 - CSFRA/RHC Statement of Revenues, Expenditures, and Balances
- ATT 2 -CSFRA/RHC Fiscal Year 2018-19 Proposed Budget

9.3 Relocation Assistance and First Right of Return

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

Attachments:
- Staff Report
- ATT 1 - Resolution
- ATT 2 - Tenant Relocation Assistance Ordinance (City Code Chpt. 36, Art. XIII)

9.4 Adopt AGA for 2018

Recommendation: Review and adopt a Resolution announcing an Annual General Adjustment of rent for 2018 of 3.6 percent.

Attachments:
- Staff Report
- ATT 1 - Resolution
- ATT 2 - BLS, CPI , San Francisco Bay Area – February 2018

9.5 Rental Housing Committee Meeting Schedule

Recommendation: To adopt a Resolution to revise the meeting schedule for the remainder of calendar year 2018.

Attachments: Staff Report

ATT 1 - Resolution

9.6 CSFRA Monthly Status Report April 2018

Recommendation: Hear a presentation regarding the CSFRA monthly status report.

Attachments: CSFRA Monthly Status Report April 2018

10. CLOSED SESSION REPORT

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

No action will be taken on any questions raised by the Committee at this time.

12. ADJOURNMENT

Adjourn to the Regular Meeting of the RHC on Monday, June 11, 2018, in the Council Chambers, City Hall, 500 Castro Street. Meeting date, time, and venue are subject to change. Please check online at www.mountainview.gov as an agenda will be posted the Thursday prior to the RHC meeting.

AGENDAS FOR BOARDS, COMMISSIONS, AND COMMITTEES

- The specific location of each meeting is noted on the notice and agenda for each meeting which is posted at least 72 hours in advance of the meeting. Special meetings may be called as necessary by the Committee Chair and noticed at least 24 hours in advance of the meeting.

- Questions and comments regarding the agenda may be directed to the RHC at (650) 903-6125 or RHC@mountainview.gov.

- Interested persons may review the agenda and staff reports at the Community Development offices, 500 Castro Street, First Floor; the Friday afternoon before each meeting at 4:30 p.m. or soon thereafter; or online at www.mountainview.gov; and they are available during each Committee meeting.

SPECIAL NOTICE—Reference: Americans with Disabilities Act, 1990

- Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Community Development Department at (650) 903-6306 48 hours in advance of the meeting to arrange for assistance. Upon request, in advance, by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format. Also upon request, in advance, an assistive listening device can be made available for use during the meeting.

- The Board, Commission, or Committee may take action on any matter noticed herein in any manner deemed appropriate by the Board, Commission, or Committee. Their consideration of the matters noticed herein is not limited by the recommendations indicated herein.

SPECIAL NOTICE—Any writings or documents provided to a majority of the RHC regarding any item on this agenda will be made available for public inspection in the Community Development Department, located at 500 Castro Street, during normal business hours and at the meeting location noted on the agenda during the meeting.

ADDRESSING THE BOARD, COMMISSION, OR COMMITTEE

- Interested persons are entitled to speak on any item on the agenda and should make their interest known to the Chair.

- Anyone wishing to address the Board, Commission, or Committee on a nonagenda item may do so during the "Oral Communications" part of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.