

City Council Questions

March 27, 2020 Council Meeting

ITEM 4.1 #TOGETHERMV - UPDATE AND RECOMMENDATIONS ON RENT RELIEF PROGRAM, SMALL BUSINESS ASSISTANCE PROGRAM, SAFE PARKING, UTILITY BILL ASSISTANCE, AND OTHER COMMUNITY SUPPORT EFFORTS TO ADDRESS THE COVID-19 EMERGENCY

1. If private property owners would like to participate in the safe parking program during the local emergency, are they able to go through the process? Or would the Council need to take additional actions to modify the process to allow new safe parking lots?

Private property owners could obtain safe parking permits per the City's Ordinance if they are able to meet the zoning and operational requirements. Safe parking is allowed in commercial zones, industrial zones, and residential zones on sites used for churches, community centers, membership organization facilities, and schools (public and private).

2. Can staff provide information about the motel voucher program? How much funding does it have?

The Council reported attachment noted the County program is focused primarily on meeting the medical need. County funded motel rooms for homeless people are being prioritized for:

1. People who have tested positive for COVID-19
2. People who medical teams have determined may have COVID-19, have been exposed, or need isolation for some other reason
3. People who have the characteristics that have shown to be more vulnerable

Referrals are being made to the motel rooms by homeless healthcare providers. The specific budget that has been dedicated to the County motel voucher program was not readily available from the County staff.

3. Is the County currently renting hotel/motel rooms in Mountain View for homeless people?

The County is ramping up hotel rentals, for particularly vulnerable homeless residents and has already reached out the Chamber. Several hotels (including several in Mountain View) have already responded to County's request for proposals and County staff are following up. The County EOC team has identified motel rooms in Mountain View, but as of this morning, none has been booked yet. All hotels are welcome to send proposals to the County - Office of Supportive Housing. Interested - hotels can email cboliaison@eoc.sccgov.org (Attention: Office of Supportive Housing).

The Chamber of Commerce is working on partnerships with hotels, CSA, and the County Office of Supportive Housing to provide temporary housing for homeless individuals and families. They estimate 200 people to be served. City staff will be working with the Chamber on this effort, and we are also looking at options to provide hotel rooms for our essential service workers who may be sick and/or need to quarantine away from their families.

4. If there are donations of mobile shower units, mobile sanitary facilities, funding for showers, how would those be provided to the City?

With the Council actions tonight, the City will be partnering with the Los Altos Community Foundation (LACF) to raise and distribute funds to Mountain View community members who have been economically burdened by the COVID-19 coronavirus pandemic. The #TogetherMV Fund will support rent relief programs, small business assistance and enhanced services to our unstably housed neighbors. Another key way that everyone can pitch in is to donate to our Emergency Assistance Network (EAN) partners and service providers:

- Community Services Agency (CSA) provides food, homeless caseworker services, partners with the City and County for rent relief and many other relief efforts, particularly for our seniors in need. You can donate directly to them at www.csacares.org/donate.
- Los Altos Community Foundation Nonprofit Relief Fund – redistributes the funds locally based on need, including CSA, CHAC, Women Silicon Valley, Health Trust, Day Worker Center
 - Info on the fund, and reach out to offer/get help: losaltoscf.org/lacf-coronavirus-resources
 - Donate lacf.fcsuite.com/erp/donate
- Local homeless shelters through Santa Clara County's HomeFirst program at HomeFirstSCC.gov
- Second Harvest Foodbank at www.shfb.org.
- Hope's Corner provides goods and services to people in need. They have a donation list and also a wish list of goods that are needed for members of our community. See more at hopes-corner.org.

5. How many oversized vehicles, passenger cars, and associated vehicles are in the Shoreline lot now? How many are in the Evelyn lot?

As of March 27 (data subject to change), there are 8 vehicles /14 participants being served at the VTA lot, 4 vehicles /4 participants at the faith lot (Lords Grace) and St. Timothy's is back in service as of tomorrow and will serve 4. There are 13 additional oversized vehicles for ready for Shoreline after it is available 24/7 (pending Live Nation agreements; the County agreement is completed). Lastly, there are 3 passenger vehicles pending placement.

MOVE, CSA and the County are continuing outreach to register participants for each lot, emphasizing essential services like hygiene and medical assistance that are accessible on the sites. The providers see the 24/7 availability as attracting more participants, but the challenges for residents without keys to their rented vehicles remain a barrier.

6. What is the definition of a small business that will be used to determine eligibility for financial help? Is a small apartment complex considered to be a small business?

The Small Business Administration defines a small business as a business with less than 50 employees. Staff proposes to use this definition at this time.

Retail is defined as a business selling hard or soft goods (this includes food). While a small apartment complex is considered a small business, it not a retail business. Staff also researched other cities that have implemented a small business grant and most are focusing on retail businesses.

7. How will information for small businesses reach small businesses? Many do not belong to the Chamber or the CBA.

Staff will work with the Strategic Communications Team to provide information to the Mountain View community and small businesses. Staff is also using the business license database to identify small businesses and gather contact information. The database includes business owner information including email addresses.

In addition to using the business license database, staff will provide information on the City's website and social media; detailed updates in The Community Briefing; email notices to our list serve; through the #TogetherMV portal once it is live next week; local newspapers; video messages; and by working with the Los Altos Community Foundation on a marketing campaign.

8. How many small businesses do we have in Mountain View?

The Small Business Administration defines a small business as a business with less than 50 employees. According to the business license database, we have approximately 1,000 businesses with less than 50 employees (500 businesses with 2-5 employees and 500 businesses with 6-50 employees). Please note this does not include home based businesses or businesses with one employee.

9. What will be the criteria for eligibility for the utility bill (water and garbage) relief program?

Staff is still working on developing eligibility criteria/guidelines for implementing assistance beyond deferral of payments, waiver of penalties & interest and setting up payment plans. Criteria will likely consist of: documenting an adverse financial impact caused by the Covid-19 (e.g. job loss or reduction of work hours, inability to work, etc.) and meeting specified household income limits. We expect to have this ready to implement by April 6.

10. What percent of mortgages are Freddie Mac or Fannie Mae backed?

Staff understands that a significant percentage of mortgages are backed by Freddie Mac or Fannie Mae, and has anecdotally heard that they back up to 90% of all mortgages. Staff is researching to see if additional information can be identified by tonight's Council meeting

ITEM 5.1 URGENCY ORDINANCE TEMPORARILY SUSPENDING EVICTIONS FOR NONPAYMENT OF RENT BY RESIDENTIAL TENANTS IMPACTED BY COVID-19

1. Does the County Ordinance no-fault eviction prohibition also apply to Mountain View?

The County no-fault prohibition should apply to Mountain View residents. The County ordinance applies to the extent that it is more protective, and to the extent the City ordinance is silent. In the instance of no-fault evictions, the County ordinance should apply since the City ordinance does not cover no-fault evictions. The County ordinance only covers no-fault evictions where the tenant has suffered a loss of income as a result of COVID 19. The City ordinance does not include no-fault evictions because with respect to CSFRA covered units, such a prohibition could be considered to directly conflict with the CSFRA and thus be ineffective.

2. How is the City notifying property owners and renters about the eviction moratorium? I am concerned that many renters may choose simply to leave if they receive a notice to vacate, if they are not aware of the protections in the proposed Ordinance.

Staff will undertake the following actions pending Council approval of an urgency ordinance:

- On 3/30:
 - Update City website on urgency ordinance and who to contact for questions/information.
 - Distribute information via email to all tenants and landlords who have provided contact information via ezine etc.
 - Coordination with Strategic Communications Team to distribute information through multiple platforms/channels.
- By 4/3:
 - Develop and distribute outreach materials. Develop and distribute translated materials ASAP, including Spanish translation and other languages as needed.
- Week of 4/6:
 - Develop additional online tools/presentations, education information, etc.
 - Evaluate options for web-based trainings/information sessions.
- Staff will be taking and responding to inquiries via phone and email beginning 3/30.
- Mountain View Mediation Program will be able to intake any tenant/landlord inquiries beginning 3/30.
- Continue to monitor and implement outreach and education as needed, in coordination with the CMO communications team.

3. How many complexes by unit size and associated rental units by complex size are there in Mountain View?

Multi-Family Rentals*		
	# of Properties	# of Units
3-4 Units	202	740
5-9 Units	176	1,123
10-24 Units	154	2,437
25-49 Units	50	1,742
50-99 Units	33	2,335
100+ Units	36	7,071

*Data is from the City's multifamily housing database

Additionally, the Census indicates there are approximately 625 duplexes comprising 1,250 units in Mountain View but it does not identify how many of those are rental units. It is likely that at least some of the units are rentals but the exact number cannot be determined at this time.