



MEMORANDUM

CSFRA, Community Development Department

DATE: May 4, 2020

TO: Rental Housing Committee

FROM: Patricia Black, Analyst II
Anky van Deursen, Program Manager
Karen Tiedemann, Special Counsel to the RHC

SUBJECT: CSFRA Regulations for Just Cause for Eviction

RECOMMENDATION

Review and adopt a Resolution and Regulations for Just Cause Eviction, to be read in title only, further reading waived (Attachment 1 to this memorandum).

INTRODUCTION AND BACKGROUND

The Community Stabilization and Fair Rent Act (CSFRA), Sections 1708(b), 1709(d)(2), and 1709(e), authorize the Rental Housing Committee (RHC) to establish rules and regulations for administration and enforcement of the CSFRA, including clarifications of ambiguities in the CSFRA related to the adherence to the just cause for evictions protections, relocation assistance, and first right of return included in Section 1705 and the stabilization of rents included in Section 1706.

ANALYSIS

The CSFRA provides Just Cause for Eviction protections for most multi-family rental units in Mountain View. However, the law is ambiguous on noticing requirements both to the City and to tenants when eviction notices are served. Under the law, landlords seeking to evict tenants must file termination notices with the City, including those notices for nonpayment of rent. The law does not define the content of the notices or require landlords to follow up with the City regarding the outcome of eviction proceedings.

Regulations for Just-Cause Evictions

The purpose of this proposed regulation is to clarify termination noticing requirements as provided under the CSFRA and to ensure tenants are informed of their rights and obligations when served an eviction notice. Additionally, the regulations would allow staff to more effectively measure the outcomes of termination notices, copies of which are filed with the City. Requiring landlords to provide follow-up information regarding the outcome of termination notices provides the City with data otherwise unavailable due to the lack of a mandatory rent registry or any other means. This information is essential for performance management of the CSFRA to continue to improve efficiency, productivity, and community outcomes.

FISCAL IMPACT

The adoption of the Regulations for Just Cause for Eviction is not anticipated to affect the budget of the RHC.

PUBLIC NOTICING – Agenda posting.

PB-AvD-KT/TG/1/CDD/RHC

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Attachment: 1. Draft Resolution to Adopt Regulations for Just Cause for Eviction
Exhibit A: Draft Regulations for Just Cause for Eviction