



May 21, 2022

Chair Haines-Livesay and Members of the Rental Housing Committee
City Hall
500 Castro Street
Mountain View, CA 94041

Re: RHC Meeting, May 23 Agenda #9.1 Clarifying Base Rent and Concessions in CSFRA Regulations

Dear Chair Haines-Livesay and Members of the RHC:

The LWV supports rent stabilization provisions that are fair and reasonable to landlords, tenants, and the community. One key to fairness is transparency. As the Staff report points out, the language in the CSFRA, Section 1702(b)(2) clearly stipulates that initial rent means **only the amount of rent actually paid** by the tenant during the initial tenancy. If the landlord offered reductions or concessions during the initial year of tenancy, the base rent, given the plain language of the CSFRA, is the total rent paid for the initial year divided by 12 months. For example, if the new tenant was offered two months of free rent, the total rent paid for the year is computed and this amount is divided by 12 not 10 months. It is also clear that the Rental Housing Committee has the power to make clarifying regulations to the CSFRA if there is any uncertainty.

We agree with the Staff recommendations.

(Please send comments related to this letter to Donna Davies at [REDACTED].)

Karin Bricker, President LWV of Los Altos Mountain View
cc: Anky van Deursen

From: Joan MacDonald [REDACTED]
Sent: Monday, May 23, 2022 2:23 PM
To: Rental Housing Committee <RHC@mountainview.gov>
Subject: Base Rent Calculation

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Joan MacDonald for
Advocates for Affordable Housing
519 Emmons Drive
Mountain View, CA 94043

May 21, 2022

Chair Haines-Livesay and Members of the Rental Housing Committee
City Hall
500 Castro Street
Mountain View, CA 94041

Re: RHC Meeting, May 23 Agenda #9.1 Clarifying Base Rent and Concessions in CSFRA Regulations

Dear Chair Haines-Livesay and Members of the RHC:

As Advocates for Affordable Housing volunteers in Mountain View, we wish to offer our support for the staff recommendation re the calculation of landlord base rent. The wording in CSFRA is clear in terms of the **actual rent paid**. So a reduction or elimination of payment for a period of time reduces the year's rent paid and **that** total amount must be divided by 12 months. This is true for many jurisdictions which have rent control ordinances not just Mountain View.

We commend RHC staff for the clear and comprehensive explanation of the calculation formula and urge the RHC to act in accordance with the recommendation.

AAH appreciates the opportunity to weigh in on the significant matter.

Sincerely,

Joan MacDonald for
AAH

[REDACTED]