



MEMORANDUM

CSFRA, Community Development Department

DATE: June 24, 2019
TO: Rental Housing Committee
FROM: Anky van Deursen, Program Manager
SUBJECT: Exploration of CSFRA Amendments

RECOMMENDATION

To receive an update on the City Council's exploration of Community Stabilization and Fair Rent Act modifications and provide direction to staff, if desired.

BACKGROUND

On November 7, 2016, voters approved a Charter Amendment to initiate rent stabilization in the City of Mountain View for certain multi-family rental units, known as the Community Stabilization and Fair Rent Act (CSFRA). The express purpose of the CSFRA is to promote neighborhood and community stability and healthy housing and affordability for renters in the City of Mountain View by controlling excessive rent increases and arbitrary evictions to the greatest extent allowable under California law, while ensuring landlords a fair and reasonable return and guaranteeing fair protections for renters, homeowners, and businesses.

SUMMARY

During the implementation and administration of the CSFRA in the past two years, the Rental Housing Committee (RHC) and staff have continued to seek clarifications with regard to the CSFRA's text and intentions, some of which could be clarified with modifications to the CSFRA.

Also, on November 27, 2018, the City Council accepted "The Mountain View Homeowner, Renter, and Taxpayer Protection Initiative," intended to be an amendment to the CSFRA, to be placed on a ballot in a general municipal election or Statewide general election. The City Council will make a decision whether to place this measure on the March 3, 2020 or November 3, 2020 ballot. It must be presented to the voters no later than the November 3, 2020 election. The City Council must take action by

December 6, 2019 to place a measure on the March 2020 ballot and by August 7, 2020 for the November 2020 ballot.

Third, one of City Council's goals for Fiscal Year 2019-21 includes exploration of modifications to the CSFRA to be put on the ballot in 2020. On June 25, 2019, the City Council will consider whether to form a subcommittee to study possible amendments and appoint Councilmembers to the subcommittee.

NEXT STEPS

The RHC could consider providing the following direction to staff:

1. Send a request to the City Council subcommittee, once established, expressing the interest of the RHC in providing input regarding any Council-sponsored initiative.
2. Request staff to organize a Study Session to receive an overview of the changes proposed by the Initiative or to discuss and prepare any recommended amendments of the RHC.

PUBLIC NOTICING – Agenda posting.

AvD/DJ/1/CDD/RHC
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