



MEMORANDUM

CSFRA, Community Development Department

DATE: January 13, 2020

TO: Rental Housing Committee

FROM: Patricia Black, Analyst II
Anky van Deursen, CSFRA Program Manager

SUBJECT: Draft CSFRA Rent Stabilization Program Annual Report 2018-19

RECOMMENDATION

Receive an informational presentation from staff on the draft Rent Stabilization Program's Annual Report for Fiscal Year 2018-19.

BACKGROUND/INTRODUCTION

The Rent Stabilization Program's mission is to administer the City of Mountain View's Community Stabilization and Fair Rent Act (CSFRA) and other tenant protection ordinances to promote neighborhood and community stability, healthy housing, and affordability for renters in 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 on their investment and guaranteeing fair protections for renters, homeowners, and businesses. This memo summarizes the program activities and accomplishments as reflected in the draft Annual Report for Fiscal Year 2018-19 (Attachment 1).

The Rent Stabilization Program oversees the implementation and enforcement of the following ordinances and programs:

- Community Stabilization and Fair Rent Ordinance, which covers most rental apartments with three or more units built before December 23, 2016, with just-cause protections from termination of tenancies, limits rent increases to CPI once per 12 months for multi-family rental apartments built before February 1, 1995, and ensures property owners of a fair return on their investment.
- Tenant Relocation Assistance Ordinance, which outlines procedures of removal of rental units from the rental market and creates a process for noticing of tenants,

relocation assistance benefits, and tenant's right to return in case rental units are brought back to the rental market.

- Mountain View Mediation Program, which has provided free dispute resolution services to the people of Mountain View for over 40 years.

The CSFRA became effective on December 23, 2016 and created an entirely new program in the City of Mountain View with dedicated resources for its development, implementation, and administration. The Rental Housing Committee (RHC) was appointed and tasked with a number of duties, including the establishment of rules and regulations regarding the implementation of the CSFRA. To date, seven regulation chapters have been adopted and updated by the RHC, including Rules of Conduct, Petition and Hearing Procedures, Fair Return, procedures for Annual General Adjustment of Rents, Tenant Buyout Agreements, and rules for New and Additional Occupants.

The Annual Report summarizes the Rent Stabilization Program's work and provided services as well as housing data. Over the past year, the Program team provided the following services:

- Developing and implementing policies.
- Managing tenant and landlord petitions.
- Managing submissions of notices of termination of tenancy and other required noticing under the CSFRA.
- Managing the tenant relocation assistance process.
- Developing and implementing rental property database.
- Educating community members via mailings, newsletters, presentations, and multilingual workshops, website updates, and brochures.
- Staffing information lines, open office walk-in hours and clinics, responding to general inquiries, and meeting with tenants and landlords to discuss issues and offer solution options.

- Managing the Mountain View Mediation Program, including training of and monthly meetings for mediators, and conciliation and mediation services for Mountain View residents.
- Managing the fee and invoicing process.

This presentation summarizes the Rent Stabilization Program's activities in 2018-19.

PUBLIC NOTICING – Agenda posting.

PB-AVD/DJ/6/CDD

898-01-13-20M-1

Attachment: 1. Draft Annual Report for Fiscal Year 2018-19