



DATE: June 25, 2019

CATEGORY: New Business

DEPT.: Community Development

TITLE: **Formation of a Council Subcommittee to Consider Revisions to the Community Stabilization and Fair Rent Act (CSFRA) Subcommittee**

RECOMMENDATIONS

1. Form a Council subcommittee to consider revisions to the Community Stabilization and Fair Rent Act.
2. Select three Councilmembers to serve on the subcommittee.

BACKGROUND

In November 2016, the voters approved the Community Stabilization and Fair Rent Act (CSFRA) as a Charter amendment. The CSFRA enacts stabilization of rents and just-cause termination protections to residential rental units constructed prior to 1995. The Charter amendment states that the purpose of the CSFRA is to promote neighborhood and community stability, 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 on their investment and guaranteeing fair protections for renters, homeowners, and businesses.

On November 27, 2018, the City Council accepted the Certificate of Sufficiency of “The Mountain View Homeowner, Renter, and Taxpayer Protection Initiative” (“2020 Initiative”). The 2020 Initiative was put forth by John Inks and Bryan Danforth. This Charter Amendment Initiative proposes to modify the CSFRA and the Council has the option to place this initiative on either the March 3, 2020 or November 3, 2020 ballot.

The purpose of the subcommittee is to facilitate Council exploration or consideration of potential revisions to the CSFRA that could be placed on the ballot as a City-sponsored Charter amendment. A City-sponsored ballot measure may also be placed on either the March or November 2020 ballot.

Any City-initiated Charter amendment measure must be received by the County Registrar of Voters 88 days in advance of the election (December 6, 2019 to be on the March 2020 ballot and August 7, 2020 for the November 2020 ballot). Considering that the Council does not meet in July and August, staff recommends the formation of the subcommittee to initiate the discussion of possible CSFRA revisions during the Council recess.

FISCAL IMPACT

Depending on the scope, outside assistance may be required in addition to staff time.

ALTERNATIVES

1. Choose not to form a CSFRA subcommittee.
2. Provide other direction.

PUBLIC NOTICING

Agenda posting, as well as a link to the report sent to the 2020 initiative proponents and members of the Rental Housing Committee.

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