



MEMORANDUM

CSFRA, Community Development Department

DATE: November 4, 2019

TO: Rental Housing Committee

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

SUBJECT: Overview of CSFRA Petition and Hearing Process and Activities

RECOMMENDATION

That the Rental Housing Committee receive a presentation of an overview of the Community Stabilization and Fair Rent Act petition and hearing process and activities.

BACKGROUND AND INTRODUCTION

At the direction of the Rental Housing Committee (RHC) Chair, this presentation was agendized to provide an overview of experiences to date with the petition and hearing process under the CSFRA.

On November 8, 2016, Measure V, otherwise known as the Community Stabilization and Fair Rent Act (CSFRA) was passed by the voters. The stated purposes of the CSFRA are: "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" (Section 1700).

The CSFRA created an entirely new program in the City of Mountain View and required dedicated resources for its development, implementation, and administration. To that regard, the RHC is tasked with a number of duties, including the establishment of rules and regulations regarding the implementation of the CSFRA. Section 1710 of the CSFRA permits a landlord or a tenant to file a petition with the RHC seeking adjustment, either upward or downward, of the rent for any given tenancy in accordance with the standards set forth in the CSFRA and using the procedures set forth in Section 1711.

On July 24, 2017, the RHC adopted regulations governing the petition and the hearing process and the fair return standard of individual rent adjustment petitions under the CSFRA. The RHC has since adopted revisions to the regulations, including the adoption of a tenant hardship petition process. During the October 22, 2018 meeting, the RHC received a presentation from staff regarding potential revisions to petition-related regulations found in Chapters 4, 5, and 6 focused on two topics: the Vega Standard and the timeline and schedule of the petition process. On November 26, 2018, the RHC adopted revised regulations based on the input received during the October 2018 meeting.

This presentation gives an overview of staff's experiences with the petition process and petitions filed to date.

PUBLIC NOTICING – Agenda posting.

PB-AvD/DJ/6/CDD/RHC

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Attachment: 1. Overview of Petitions Received