



## CITY OF MOUNTAIN VIEW

### RENT STABILIZATION PROGRAM

298 Escuela Ave. • Post Office Box 7540 • Mountain View, California 94039-7540 • Tel.: 650-903-6125

Date:

Rental Property Address:

Re: CSFRA Non-compliance Letter

This is a notice to inform the owner(s) of the above property that the property is out of compliance with the Community Stabilization and Fair Rent Act ("CSFRA"), Article XVII of the City of Mountain View Charter, for non-payment of annual rental housing fees. The annual rental housing fee for the above listed address, pursuant to Section 1709(j)(1) and as established by the Rental Housing Committee, is now past due. Failure to timely pay the annual fee may result in a penalty assessment of 1% per month. Please find attached a copy of the past due invoice(s).

If you feel that this invoice has been sent in error or contains misinformation, please contact us as soon as possible. To make any changes to name and/or mailing address on the invoice, or to request an exemption, please register the property online at <http://mvrent.mountainview.gov>, using your individual APN and PIN provided in the Description section of the attached invoice, and fill out the correct information regarding your property. Mandatory registration for all CSFRA covered rental units was due February 1, 2021. If you need assistance registering your property or are unable to access you online account, please contact staff.

Pursuant to Section 1707(f) of the City Charter, a landlord shall not increase rent if the landlord has failed to substantially comply with all provisions of CSFRA. The above violation(s) preclude(s) the raising of rents at the above listed address.

Thank you for your prompt attention to this matter. The City appreciates the property owner(s) anticipated cooperation in complying with the CSFRA and trust that the property owner(s) will continue to comply with the CSFRA in the future. Please feel free to contact our office with any questions.

**Andrea Kennedy**

**(650.903.6125)**

**Andrea.kennedy@mountainview.gov**

# CSFRA Rental Housing Fee

## What is the CSFRA?

On November 8, 2016, Measure V, known as the Community Stabilization and Fair Rent Act ("CSFRA") was passed by Mountain View voters. The purpose of the CSFRA is to stabilize the community by reducing rental housing turnover in certain rental units by controlling excessive rent increases and providing eviction protections, while ensuring landlords a fair return on their investment.

## What is the Rental Housing Fee?

The CSFRA requires landlords pay an annual Rental Housing Fee established by the Rental Housing Committee to fund the reasonable and necessary expenses of implementing the program. On June 1, 2020, the Rental Housing Committee adopted the FY 2020-21 budget and established the annual Rental Housing Fee of \$85.00 per unit. Payment of this fee is due February 1, 2021.

## How do I register my property online?

The Rental Housing Committee adopted mandatory annual registration for all CSFRA covered units. To register your property online, log in to [mvrent.mountainview.gov](http://mvrent.mountainview.gov) using the APN number and individually assigned Pin number provided in the Description section of your Invoice. Registration is due February 1, 2021.

Through the online portal, landlords can file an exemption if a unit is owner occupied or occupied by an immediate family member. Landlords are required to update their registration within 30 days in case of a new tenancy, termination of a tenancy, or a change in ownership or management contact information.

## What are the consequences of failing to pay the Annual Rental Housing Fee?

Failure to timely pay the annual fee may result in a penalty assessment of 1% per month until the fee is paid. In addition, no rent increase is effective if a landlord has not paid the annual rental housing fee.

## Questions?

Please contact CSFRA staff of the City of Mountain View  
(650) 903-6125

[andrea.kennedy@mountainview.gov](mailto:andrea.kennedy@mountainview.gov)



# CSFRA Updates

## File Required Notices Online

Once the property is registered, the following notices, copies of which are required to be sent to the Rental Housing Committee, should be filed online:

- Termination notices
- Banked rent increase notices
- Tenant buyout agreements
- Termination notice follow-up documentation

The new “termination notice follow-up” requirement mandates that landlords file a copy of Unlawful Detainer (UD) paperwork and also provide written notice to the City if a tenant vacates a unit due to receiving a termination notice or an unlawful detainer action within 7 days of serving the UD notice or 7 days after a tenant vacates the unit. For more information visit [mountainview.gov/landlords](http://mountainview.gov/landlords)

## Eviction Moratorium

A statewide eviction moratorium is in effect for all residential rental units, including Mountain View. It provides eviction protections for non-payment of rent for tenants experiencing COVID-19 related financial hardship. The program also provides financial assistance to tenants and small property owners impacted by COVID-19. For more details visit [mountainview.gov/COVID19housingrelief](http://mountainview.gov/COVID19housingrelief).

Rent assistance is available for qualified tenants through the Mountain View Rent Relief Program and is paid directly to the landlord (([renthelp@CSAcares.org](mailto:renthelp@CSAcares.org))  
*Rent repayment plans* can be negotiated with the assistance of the Mountain View Mediation Program. Call or email: (650) 282-2514 or [CSFRA@housing.org](mailto:CSFRA@housing.org)

## Upcoming 2021 Workshops

Register online at: [mountainview.gov/rspwebinars](http://mountainview.gov/rspwebinars)

Date	Topic
May 27, 2021 (3pm)	Property Owner Registration
June 24, 2021 (3pm)	Property Owner Registration

## 2021 Open Office Hours

Every Friday 1-3 pm

Register online at: [mountainview.gov/rspclinics](http://mountainview.gov/rspclinics)

