

RENTAL HOUSING COMMITTEE
RESOLUTION NO. RHC - ___
SERIES 2020

A RESOLUTION OF THE RENTAL HOUSING COMMITTEE OF MOUNTAIN VIEW
ADOPTING AN AMENDMENT TO EXTEND REGULATION CHAPTER 7
VOLUNTARY AGREEMENTS TO TEMPORARILY REDUCE RENT

WHEREAS, CSFRA sections 1708(b), 1709(d)(2), and 1709(e) authorize the Rental Housing Committee to establish rules and regulations for administration and enforcement of the CSFRA; and

WHEREAS, the Rental Housing Committee has held a publicly noticed meeting and solicited input regarding the regulation of voluntary agreements to temporarily reduce rent in which landlords and tenants can enter into a voluntary short-term agreement, without changing other terms of the rental contract, to temporarily reduce the rent as agreed upon by the parties; and

NOW, THEREFORE, BE IT RESOLVED by the Rental Housing Committee that the extension of Chapter 7 – Procedures for Annual General Adjustments, Voluntary Agreements to Temporarily Reduce Rent as set forth in Exhibit A is hereby adopted.

Community Stabilization and Fair Rent Act Regulations

Amendment to Chapter 7

Chapter 7 -Procedures for Annual General Adjustments

Extend the effective date of this section as follows:

Landlords and Tenants may voluntarily enter into an agreement to reduce the Tenant's rent on a Covered Unit to address economic impacts on the Tenant of the COVID 19 pandemic or government orders related to the COVID 19 pandemic, provided such voluntary agreement does not change any of the other terms of the tenancy. If a Landlord and Tenant enter into a voluntary agreement to reduce rent, the Tenant's rent may be returned to its rent prior to the voluntary rent reduction in accordance with the terms of any such voluntary agreement and the return to the prior rent shall not be considered a rent increase pursuant to Section 1707 of the CSFRA, which limits rent increases to no more than the AGA each year (Section 1701(a)), rent increases to no more than one increase per twelve month period (Section 1707(b) and annual rent increases to no more than 10% per year (Section 1707(e)). In the event of any such voluntary rent reduction, the AGA adopted by the RHC effective September 1, 2020 shall be calculated based on the rent for the Covered Unit in effect on April 30, 2020.

This regulation shall remain in effect until after which time this regulation shall have no further force and effect.