
Mobile Home Parks Residents Neighborhood Meeting October 13, 2022

CITY MANAGER'S OFFICE – UPDATE

Mountain View Solidarity Fund

On June 28, 2022, the City Council appropriated \$800,000 as part of the Fiscal Year 2022-23 Adopted Budget to support Phase II of the Mountain View Solidarity Fund (Solidarity Fund), a program that provides direct cash assistance to Mountain View residents impacted by the COVID-19 pandemic. In 2021, the City Council appropriated \$1 million as part of the Fiscal Year 2021- 22 Adopted Budget and approved program parameters and agreement terms with the Los Altos Mountain View Community Foundation (LAMV/CF) as the Solidarity Fund's fiscal sponsor. The program parameters are to provide up to \$4,000 per household to extremely low-income eligible residents (at or below 30% of area median income) residing in Mountain View who have been financially impacted by the pandemic through job loss, reduced working hours, school closures, or COVID-19-related illness. Phase I grant funds were distributed from November 2021 through January 2022 to nearly 400 households in need. Phase II of the Solidarity Fund direct cash assistance is anticipated to commence in Fall 2022.

Race, Equity, and Inclusion

The City has continued to implement its Race, Equity, and Inclusion Action Plan, with accomplishments including using an equity lens in the review of City Budget proposals and Capital Improvement Program projects; planning numerous community events and engagement opportunities to explore and celebrate Mountain View's diversity through the City's Library, Recreation and Teen programs, Performing Arts Center, and Human Relations Commission; establishing the Public Safety Advisory Board which has reviewed a Ph.D. Research Fellow's study of Mountain View Police Department traffic stop data and has assessed the MVPD School Resources Officer Program, amongst other topics; and launching the City's first Chinese Language Civic Leadership Academy. The City Council's Ad Hoc Subcommittee on Race, Equity, and Inclusion met on June 21, 2022, to review these and other updates and discuss new priorities for inclusion in an updated Action Plan for the Fiscal Year 2022-23.

Responsible Construction and Wage Theft Ordinances

On August 30, 2022, the City Council introduced a Responsible Construction Ordinance and a Wage Theft Ordinance which it adopted on a second reading on September 13, 2022. The purpose of these ordinances is to help ensure accountability and compliance with existing State wage and hour laws, enhance the protection of workers' rights, and support the City's existing Minimum Wage Ordinance. The ordinances will go into effect on January 1, 2023. Community outreach and engagement will take place in the fall ahead of the ordinance's effective date to educate residents and business owners about the new ordinances.

Elevate MV, the Guaranteed Basic Income Pilot Program Launches



The Mountain View Elevate MV pilot program gives direct cash payments of \$500 per month for two years for 166 *randomly selected* eligible extremely low income Mountain View residents that will elevate their basic income to provide more financial security.

The pilot program sets itself apart from other direct relief programs by providing unrestricted financial assistance to the most vulnerable in our community. This means that

participants in the pilot are empowered to choose how the assistance best meets the basic needs of their family and is not tied to conditions.

Elevate MV is operated through the City's partner Community Services Agency (CSA), supported by YMCA, working with the payment processor Community Financial Resources. This pilot program is also a research study and will be a part of a national study conducted by the University of Pennsylvania Center for Guaranteed Basic Income along with participants from other cities across the State and nation.

Criteria to Apply:

- **Extremely low-income Mountain View residents below 30% Area Median Income, which ranges between \$40,450 for a household of two and \$66,750 for a household of right.**
- **Pregnant or caregiver for at least one child under the age of 18 at the time of application**

Program participants have been selected by an unbiased randomized process completed by the researchers (not the City or CSA).

For more information on GBI <https://www.mountainview.gov/gbi>

Multicultural Engagement Program

Previously known as the Multilingual Community Outreach Program, the Multicultural Engagement Program (MEP) was recently renamed to reflect the broad range of services provided to the City's diverse community. Among their services, the MEP team provides translations for City outreach materials in Spanish, Mandarin Chinese, and Russian as well as interpretations at various community and City Council meetings. In addition, the City conducted its first Chinese Language Civic Leadership Academy this past spring, joining the successful Spanish Language Civic Leadership Academy which resumed in fall 2021. For more information, visit MountainView.gov/MEP.

Enhanced Communications Program

The City has undertaken several important initiatives to enhance communication with the public. This includes a bimonthly e-newsletter called City Hall Connection (MountainView.gov/CityHallConnection) and a redesigned biannual print newsletter, The View, (both of which now incorporate the City's refreshed logo/visual identity) to provide more frequent, accessible and useful information to the community. A redesign of the City's website is also underway.

Electrify Mountain View

Transitioning to electric transportation and appliances is the quickest way for our community to reduce carbon emissions, all while increasing savings and making homes safer and more comfortable. Electrify Mountain View is an online site for renters and homeowners that offers *personalized recommendations* in English, Spanish, Chinese or Russian on how to electrify all aspects of their life. At no cost, residents can learn about actions such as owning an electric vehicle or e-bike, becoming more energy efficient, using a full-size or portable induction cooktop, and installing solar power or a heat pump water heater. The platform is designed to help residents understand their options, see their savings, browse products, compare rebates and incentives, and get custom quotes. To sign up and start exploring the clean energy options available, visit: MountainView.Gov/ElectrifyMV.

EV Chargers Downtown

The City has begun installing new EV chargers downtown and replacing several of the City's older chargers. In March, the 10 Chargepoint ports at the 850 California Street Parking Structure and 8 Chargepoint ports at the Civic Center Garage were replaced with PowerFlex units and 6 more ports were added at the Civic Center Garage. The City also installed 10 new Level 2 EV charging ports at the 135 Bryant Street Parking Structure and is reviewing plans for the installation of 22 new Level 2 ports and 2 Level 3 DC fast charger ports at the 850 California Street Parking Structure. In total, EV drivers in Mountain View will soon have access to 34 additional EV charging ports downtown, including two Level 3 fast charger ports. This will make a total of 67, city-owned ports available in Mountain View.

ECONOMIC DEVELOPMENT – UPDATE

Economic Vitality Strategy

This past summer the City began the development of an Economic Vitality Strategy for Mountain View. Its goal is to recognize the unique character of Mountain View's business community, identify the opportunities and challenges and create a short-term and long-term, sustainable strategy for economic growth that will support businesses and be responsive to the evolving needs of the local economy. The last Economic Development Strategy the City of Mountain View adopted was in 2003 with a minor update completed in 2008. A tremendous amount has changed within Mountain View since then. Over the last 24 months local small businesses, office work environments and other business sectors have undergone structural changes as they recover from the impact of the pandemic and now is a good time to understand our business composition and identify programs and policies to support a balanced business ecosystem. The City will be conducting extensive community outreach and engagement to help inform strategies and initiatives as we move forward. Upcoming events, meetings and engagements opportunities can be found at:

https://www.MountainView.gov/depts/comdev/economicdev/economic_vitality_strategy.asp

Public Art Strategy

City staff are working with the Visual Arts Committee (VAC) on developing a Public Art Strategy for the City of Mountain View. The Community is welcome to participate in the monthly VAC meetings as different elements of a Public Art Strategy are being developed and discussed.

To learn about the next Visual Arts Committee meeting visit:

mountainview.legistar.com/Calendar.aspx

LIBRARY – UPDATE

Library Website for all current information:

<https://www.mountainview.gov/library>

Library Newsletter:

If you would like to receive regular newsletters about what's new at the library, you can subscribe here: <http://mountainview.gov/librarynews-subscribe>

Library Calendar:

For information about upcoming Library programs and events: <https://mountainview.libcal.com/libraryevents>

Digital Library:

Free resources such as Consumer Reports, New York Times, learn a language, streaming movies, eBooks and eAudiobooks: <https://www.mountainview.gov/depts/library/digitallibrary>

COMMUNITY SERVICES – UPDATE

Recreation Activity Guide

The Recreation Division has released the Fall Activity Guide. This activity guide covers classes and camps that take place from September through December. To view the Activity Guide and for more information on registration, please visit mountainview.gov/register.

COVID-19 Testing

The City continues to host pop-up testing sites at City facilities at the Mountain View Community Center through the County of Santa Clara. To make appointments for upcoming testing, please visit www.sccfreetest.org. As of August 22, 2022, there have been 24,451 tests completed at City facilities since late May 2020.

Parks and Recreation Strategic Plan

The City of Mountain View's Community Services Department began the Parks and Recreation Strategic Plan (Plan) process on Wednesday, September 14.

The purpose of the Plan is to define a clear vision and action plan for the future of Mountain View's parks and open space, trail system, recreation facilities, and recreation programs and services.

For more information on these meetings and to sign up for updates on the process, visit MountainView.gov/ParksandRecStrategicPlan.

COMMUNITY DEVELOPMENT – UPDATE

PLANNING – PLANS, POLICIES and DEVELOPMENT

CITYWIDE PROJECTS

Summary information on long range planning and private development projects throughout the City can be found in the "Current Project List" on the City's website here:

<https://www.mountainview.gov/depts/comdev/planning/activeprojects/default.asp>

Downtown Precise Plan Update

This project includes updates to subareas A, G, and H in the Downtown Precise Plan regarding design guidelines and minimal ground-floor land use changes. The process includes public outreach, environmental review, and Study Sessions with the Environmental Planning Commission and City Council.

Webpage: [Downtown Precise Plan Update](#)

R3 (Multiple-Family Residential) Zoning Code Update

The project will include public outreach, an anti-displacement evaluation, creation of form-based development standards, a design handbook, environmental review, public outreach, and Study Sessions and final Public Hearings with the Environmental Planning Commission and City Council.

Webpage: [R3 Zoning Update](#)

Housing Element Update

The Housing Element Update includes reviewing and updating City housing policies to accommodate a share of the region’s projected housing needs, which is determined in the Regional Housing Needs Assessment (RHNA) set by the State Department of Housing and Community Development (HCD). The update process will include public outreach, stakeholder meetings, technical assessments, and Environmental Planning Commission and City Council Study Sessions and final Public Hearings. The Housing Element Update is required to be approved by HCD by January 13, 2023. Webpage: [MV Housing Element](#)

Historic Preservation and Register Update

This update includes reviewing and updating the existing Historic Preservation Ordinance to provide a framework for recognizing, protecting and managing changes to the City’s historic resources and an update to the City’s Register of Historic Resources. The update process will include research on the City’s historic context and resources, public outreach and Study Sessions and final Public Hearings with the Environmental Planning Commission and City Council.

Webpage: [Historic Preservation Update](#)

Google Middlefield Park Master Plan

This project includes a request for a Master Plan to allow up to 1,900 residential units (with more than 15 percent affordable), up to 1.317 million square feet of office, approximately 7 acres of dedicated public parkland, a 2.8 acre privately-owned, publicly-accessible (POPA) open space, 50,000 square feet of active commercial uses (incl. retail, restaurant, services, community space, etc.), new private streets, pedestrian and bike improvements, and an optional private district utility system, replacing multiple one- to four-story office and industrial buildings, on a 40-acre project site; a Development Agreement to allow a 20-year entitlement period; and a Tentative Map to create 18 new parcels with up to 1,900 condominium lots and 140 vertical lots for a mixed-use development. This project is generally located north of West Maude Avenue between Logue and Clyde Avenues and at the northeast corner of West Middlefield Road and Ellis Street in the P-41 (East Whisman) Precise Plan.

Webpage: [Google Middlefield Park Master Plan](#)

Google North Bayshore Master Plan

This project includes a request for a Master Plan to allow up to 7,000 residential units (with up to 20 percent affordable), up to 3.14 million square feet of office (1.3 million net new office square feet), approximately 19 acres of dedicated public parkland, a 12-acre privately-owned, publicly-accessible (POPA) open space, 299,000 square feet of ground-floor retail and community space, new private streets, pedestrian and bike improvements, and a private district utility system, replacing multiple one- to four-story office and industrial buildings, on a 151-acre project site; a Development Agreement to allow a 30-year entitlement period; and a Tentative Map for a mixed-use development. The project site is generally located north of US 101 freeway bounded by Charleston Road to the north, Stevens Creek to the east, Space Park Way to the south and Huff Avenue to the west. The plan area also includes portions of the Gateway Master Plan located at the northwest corner of Shoreline Boulevard and the US 101 freeway northbound on-ramp in the P-39 (North Bayshore) Precise Plan.

Webpage: [Google North Bayshore Master Plan](#)

PUBLIC WORKS – UPDATE

Water Conservation

The City of Mountain View is currently in a Stage 2 Water Shortage Emergency. Several water use restrictions are currently in effect and spray irrigation is limited to 15 minutes per day, no more than 2-days per week:

- Even Addresses – Irrigation allowed on Tuesdays and Fridays
- Odd Addresses – Irrigation allowed on Mondays and Thursdays

Customers may view historical water use and track current usage at WaterInsight.MountainView.gov. For the complete list of potable water use restrictions, visit MountainView.gov/SaveWater. Thank you for conserving water.

Safe Routes to Schools Program

In Spring 2021, the City relaunched the Safe Routes to School (SRTS) program as schools reopened and allowed access to City staff. Since that time, City staff and consultants have provided transportation safety training to all students at Graham and Crittenden Middle Schools, as well as Bubb, Castro, Imai, Landels, Mistral, Monta Loma, Stevenson, Theuerkauf and Vargas Elementary Schools. A Bike Circus will occur at Rengstorff Park in conjunction with the Monster Bash on October 29, 2022, with free bike repairs provided on a first come first served basis. Staff has also established a SRTS Coordination Committee which includes City staff, district superintendents, school principals, and parents representing parent teacher associations (PTAs). For more information, visit MountainView.gov/SafeRoutes or email saferoutestoschool@mountainview.gov.

Active Transportation Plan

The City has recently kicked off work on the Active Transportation Plan (ATP). The ATP will update and integrate the City's 2015 Bicycle Transportation Plan and 2014 Pedestrian Master Plan to provide an up-to-date and cohesive Citywide plan for active transportation networks, facilities and supportive policies. The plan will also incorporate principles developed as part of the Biodiversity Framework to ensure that complementary green street elements are considered in conjunction with active transportation facilities. Please sign up at MountainView.gov/MyMV to receive updates about the plan and invitations to community meetings.

Mountain View Community Shuttle Update

The free Mountain View Community Shuttle, will remain in place through 2024 with continued funding from Google. With a grant from the Valley Transportation Authority (VTA), the shuttle service hours were also extended to start at 7:00 a.m. and end at 7:00 p.m. daily in January 2022. For more information, visit MVCommunityShuttle.com or call (855) 730-RIDE (7433).

Sea Level Rise

Sea level rise is a significant issue for the Bay Area. By 2060, it's estimated that sea level rise will affect more than 130,000 socially vulnerable residents, over 190,000 new and existing jobs, 5 million daily highway vehicle trips and 20,000 acres of habitat such as marshes and wetlands. Although sea level rise has been gradual until now, by 2040 the rise is expected to accelerate. As sea levels rise, so do the risks. The City is one of the communities impacted by sea level rise within the Bay Area. Mountain View is susceptible both to river and creek flooding from watershed runoff and coastal flooding from high tide and waves from the San Francisco Bay. That's why the City has developed a comprehensive plan to address sea level rise that includes projects totaling nearly \$50 million to complete within the next 10 years and an additional \$50 million in projects to construct over the longer term. These projects will protect the City and the Shoreline Regional Park Community. Some of these projects are either completed or under way.

South Bay Salt Pond Restoration Project

The City is collaborating on a number of regional projects to advance habitat restoration and sea level rise adaptation efforts in the North Bayshore area. One of these projects is the South Bay Salt Pond Restoration project, led by the U.S. Fish and Wildlife Service and California State Coastal Conservancy to restore Ponds A1 and A2W located immediately north of Shoreline Park, to their former tidal marsh habitats. The project will create new habitat transition zones (HTZ), a gradually sloped area along the City's shoreline using imported soil fills, to provide diverse vegetation and wildlife habitats with varying soil and water depths. The project will add new trails and a viewing platform along the pond's outboard levee that will bring trail users closer to the Bay. The project is in construction and will continue over the next few years. Currently, soil is being imported for the Pond A2W project (the pond immediately west of Stevens Creek), and the soil hauling and stockpiling are scheduled to complete by the end of 2023. In the next phase, the project will move the soil further out into the pond to form the gradually sloped HTZ and vegetation will be established over time. As a result, the public will mainly see areas with soil until vegetation is established. Besides supporting wildlife habitat, the HTZ also provides flood risk reduction benefits and sea level rise adaptation by dampening the coastal waves from the Bay.

For more project information, please visit the project website at: [Current Work | South Bay Salt Ponds \(southbayrestoration.org\)](https://southbayrestoration.org).

Sailing Lake Improvements Project

Construction activities has begun for the Sailing Lake Improvements Project. This project has five components: (1) erosion control improvements on the north cove; (2) replacing the dock; (3) installing a kayak launch area; (4) constructing a sediment barrier and fixed pier; and (5) re-grading the windsurf beach. Note that the water level in the lake has been lowered and parking spaces at the boathouse parking lot are being used for construction work. The project is scheduled to be completed in early February. For the duration of the project, access to the dock, kayak beach and boat launch ramp to the north of the boathouse will not be available. Access to the north shore area of Shoreline and windsurf beach will be limited at different times during the project and may be closed completely from time to time. During construction, the Sailing Lake Bistro will remain open and still host events.

El Camino Real Bicycle and Pedestrian Improvements

The California Department of Transportation (Caltrans) has begun design for the repairs and repaving of El Camino Real in Mountain View, planned to begin construction in 2023. The City has partnered with Caltrans to incorporate bike and pedestrian improvements that are included in the El Camino Real Streetscape Plan. The following bike and pedestrian improvements will be delivered through Caltrans in 2023 from Sylvan Avenue to Rengstorff Avenue: (1) replace on-street parking with Class IV protected bikeways and Class II bike lanes; (2) upgrade selected intersections with bulb-outs and high visibility crosswalks; and (3) upgrade existing bus stops for improved pedestrian access. Caltrans will also be adding new pedestrian crossings with pedestrian hybrid beacons at Pettis Avenue, Bonita Avenue, and Crestview Drive as part of the project. El Camino Real from Rengstorff Avenue to Palo Alto City limits is within the City of Los Altos jurisdiction. Los Altos is also working with Caltrans to have bicycle and pedestrian improvements added as part of the repaving project. Updates about Caltrans project will be posted on the City's website at MountainView.gov/ElCamino.

Street Resurfacing and Slurry Seal Program

As part of the City's annual Street Resurfacing and Slurry Seal Program, Leong Drive and Fairchild Drive are scheduled for resurfacing in the beginning of 2023, and Middlefield Road between Moffett Boulevard and Whisman Road is scheduled for pavement treatment in 2024. The City's planned pavement improvements can be seen in this figure with more information available at MountainView.gov/PCI.

Northbound Shoreline Boulevard/US 101 Off-Ramp Realignment Project

The Northbound Shoreline Boulevard/US 101 Off-Ramp Realignment project will improve traffic operations at the northbound Shoreline Boulevard/US 101 off-ramp intersection and improve local circulation and access to the area. The project includes: realigning the existing northbound US 101 off-ramp to intersect with La Avenida west of Inigo Way with a new traffic signal; modifying the existing five-legged intersection at US 101 NB off-ramp/Shoreline/La Avenida to a four-legged intersection and modifying the traffic signal; reverting La Avenida to a two-way street and widening it to five lanes; eliminating the existing northbound off-ramp at Shoreline Boulevard; constructing a right-turn only lane on northbound Shoreline at La Avenida; and constructing a dedicated bus lane on the off-ramp. Staff has been working closely with Caltrans on this project because the project modifies a Caltrans interchange ramp. Currently, the project is under design with construction tentatively scheduled to start in January 2024.

Stierlin Road Bicycle/Pedestrian Improvements

The Stierlin Road Bicycle/Pedestrian Improvements project will improve bicycle and pedestrian safety at several locations along Central Avenue (Moffett Boulevard to Stierlin Road), Stierlin Road (entire length) and Shoreline Boulevard (Stierlin Road to Middlefield Road). The project will include the following features where feasible: protected bikeways on Shoreline Boulevard between Stierlin Road/Montecito Avenue and Middlefield Road, a pedestrian crossing on Shoreline Boulevard north of Stierlin Road/Montecito Avenue, a protected intersection at Stierlin Road/Montecito Avenue/Shoreline Boulevard, green bike lanes and sharrows, traffic calming elements including speed hump(s) and/or curb bulb-outs, high-visibility crosswalks, and new street lights. Construction is scheduled to start in 2023.

Shoreline Blvd Bus Lane and Utility Improvements Project

This project will construct a dedicated center-running reversible bus lane and improved pedestrian and bicyclist facilities on Shoreline Boulevard between Middlefield Road and Pear Avenue. The project will improve the flow of buses along the Shoreline Boulevard corridor and will not eliminate any existing vehicle lanes. Water and sewer pipelines on Shoreline Boulevard between Middlefield Road and Highway 101 will also be replaced. The project is currently undergoing some redesign to eliminate utility conflicts and remove the proposed second left turn lanes on W. Middlefield Road. Due to these redesign efforts, the City will be rebidding the project and awarding a new construction contract in early 2023.

Pyramid Park

Pyramid Park is located at Infinity Way and Pyramid Way and is 2.76-acres featuring a full basketball court, exercise equipment, children's play areas, an off-leash dog park, public art, restrooms and more. The grand opening and dedication of Pyramid Park was held on Saturday, September 24 at 9:30 a.m. The ceremony was open to the public and featured a dedication, ribbon cutting, public art recognition, community photo, lawn games, and light refreshments.

Sylvan Park - Trellis Replacement & Sand Volleyball Court

The City will be replacing the aging trellis structure that surrounds a portion of the amphitheater area in Sylvan Park. The project also includes replacement of the concrete flatwork and game tables underneath the trellis. As part of the same project, the City is also preparing plans for a new sand volleyball court, 4,000 sq. ft. (80'x50') in size. This court will replace the existing horseshoe pits area. In June, Council approved the combined project to go out to bid and it is anticipated to begin construction in February 2023.

Evelyn Avenue Park

A new 0.68-acre park is coming to Evelyn Avenue. On Sept. 26, 2022, staff held the second in-person community meeting for the new park at 525 E Evelyn Ave. In the meeting, staff and the consultant presented three (3) conceptual designs that incorporated the features the public identified in the first community meeting, held in July 2022. Overall, the community members preferred the concept that included a play structure, a habitat garden with walking paths, and a flexible use plaza. Staff will present the conceptual designs to the Parks and Recreation Commission in November for their review and recommendation of a preferred concept. Design is expected to be completed by September 2023 and construction by summer 2024.

Shoreline Boulevard at U.S. 101 - Bicycle/Pedestrian Bridge

The City has begun the preliminary design of a bicycle/pedestrian bridge at Shoreline Boulevard and U.S. 101 to provide unimpeded bicycle/pedestrian access separate from the high vehicular volume at the freeway interchange. In April 2020, the City Council reviewed the bridge conceptual layout, which includes a 0.67-mile long off-road bicycle/pedestrian crossing with two 7' lanes for bicyclists and a 6' lane for pedestrians along Shoreline Boulevard between Terra Bella Avenue and Pear Avenue. Staff also engaged property owners immediately adjacent to the proposed project to receive input. Preliminary design is currently under Caltrans review and scheduled to complete by summer 2023 with final design to follow.

Water and Sewer Main Crossing U.S. 101 at Shoreline Boulevard

The City will be relocating the water and sewer mains under U.S. 101 along Shoreline Boulevard from south of the freeway to La Avenida, Inigo Avenue, and Pear Avenue. Project design is scheduled to complete early 2023 with construction activity scheduled to start in summer 2023.

Middlefield and Moffett Sewer Replacement

The City has long term plan to reduce vulnerable utility crossings of major highways and creeks. One such crossing is a sewer main that crosses Stevens Creek and State Route 85 near Moffett Boulevard, which was strategically planned for abandonment by constructing new sewer mains and reversing sewage flow away from Stevens Creek and Highway 85. The proposed Middlefield and Moffett Sewer Replacement will abandon the sewer main parallel to Stevens Creek and the crossing at State Route 85 by redirecting sewage to south on Moffett Boulevard and west on West Middlefield Road. Project design is anticipated to complete at end of 2024 with construction to follow in 2025.

Recycling & Zero Waste

For the City's recycling, composting, curbside textile/clothing collection and other waste reduction programs information visit MVRecycle.org or contact us: Recycle@MountainView.gov or 650-903-6311.

For missed trash collection, broken containers repair, scheduling an on-call plus appointment for extra trash and bulky goods, or to order large debris box services contact Recology: ContactUsRMV@Recology.com or 650-967-3034.

Street Sweeping

The City sweeps our streets twice per month. Please remember to move your vehicle and other obstructions on the street before 6 a.m. of the day of your scheduled sweep. The street sweeping schedule is provided on a map at MountainView.gov/StreetSweeping.

COMMUNITY STABILIZATION and FAIR RENT ACT - CSFRA

Mobile Home Rent Stabilization Ordinance

On September 28, 2021, the City of Mountain View adopted the Mobile Home Rent Stabilization Ordinance (MHRSO) that covers both mobile home owners and mobile home renters. The ordinance is effective October 28, 2021. The Rental Housing Committee is tasked with the administration of the MHRSO. The RHC adopted Regulations to further detail key components of the MHRSO. A Frequently Ask Questions (FAQ) flyer is available in English, Español, and 文華. For more information: www.Mountainview.gov/mobilehomes

Key Elements of the MHRSO:

- Limits rent increases to one (1) increase per 12 months, in an amount not to exceed 100% CPI, starting on September 1, 2022
- Allows a rent increase (AGA) of 5% between September 1, 2022 and August 31, 2023.
- Establishes a Base Rent, which is the rental rate of March 16, 2021; for tenancies started after March 16, 2021, the Base Rent is the initial rent at the start of the tenancy
- Rolls back rent levels to the amount in effect on March 16, 2021
- Protects mobile home tenants with Just Cause eviction protections (mobile home owners are covered under State law)
- Grants the Rental Housing Committee the powers and duties to implement and enforce the MHRSO