



**City of Mountain View
Rental Housing Committee
Meeting November 13, 2023, Agenda Item Questions**

Item 5.2 Quarterly Activity Report

Q: What was the 1 "Committee Updates" email?

A: This is referring to the emails sent through the system prior to each RHC meeting. As of September 2023, the system shifted to an automatic email being sent through the new website. The count, therefore, is off for this item and should read two.

Q: To confirm, we have not received any MHRSO petitions this fiscal year?

A: That is correct.

Q: There seems to be a recent increase in "Notice to Cease" evictions. Do we have any knowledge of what's behind this?

A: Notices to Cease are notices provided to tenants prior to the property owner being able to serve an "at-fault" termination notice on a tenant for the following just causes; Breach of Lease, Nuisance, Criminal Activity, or Failure to Give Access. Notices to Cease allow tenants the opportunity to correct or address the issue. Although the number of Notices to Cease increased slightly, the number of termination notices for these specific Just Causes went down. The increase in Notices to Cease filed with the City is therefore most likely due to increased outreach to landlords on the requirement to file this type of notice with the City.

Item 5.4 Draft Rental Housing Committee Work Plan for Calendar Year 2024

Q: Given the RUBS proceedings, is the draft work plan reasonable? A lot of new proceedings are one study session followed immediately by regulation enactment.

A: Staff estimates that the proposed items on the workplan would take one study session before deciding on a potential regulation enactment. However, the RHC has the option to add additional study sessions for any matters where more input is needed or desired.

Q: Has there been previous discussion over how a "Recognized Tenant Organization" works? Would it be bundled as part of the Anti-Harassment Policy item?

A: No previous discussion has been held regarding a recognized tenant organization. In general, a recognized tenant organization is a group of tenants who come together to address issues related to their housing community and designate themselves as such. This term is also used by HUD, who in its official policy encourages and protects tenant organizations in low-income and special population-type apartment complexes. An array



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of federal laws also implements and enforces applicable HUD policies regulating tenant organizations.

Q: Is the Annual Report as scheduled for January what will be transmitted to council?

A: The Rent Stabilization Program Annual Report could indeed be used as the basis for an annual update to the City Council.

Item 5.5 Annual Update on Petition Program

Q: Has anyone indicated interest in filing a Capital Improvement Petition but chose not to do so? How about joint petitions?

A: Yes, property owners have indicated interest in filing Capital Improvement Petitions, however, none have yet been filed. Two joint petitions have been filed with the City this Fiscal Year (FY 2023-24).